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4 BILL NO. G-72-09- 25  
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6 GENERAL ORDINANCE NO. G- *Withdrawn*

7 AN ORDINANCE to ensure housing consumer protection  
8 through Minimum Housing Code by providing for in-  
9 spection and record of inspection and placing  
time limitation on Building permits.

10 WHEREAS, the housing consumer protection of all citizens of  
11 our community in the purchase, sale and rental of dwelling houses is  
12 deemed to be in the public interest.

13 WHEREAS, substandard housing is one of the most serious problems  
14 existing in the City of Fort Wayne, Indiana, affecting the physical  
15 and mental health of the inhabitants of said City, creating blight  
16 which affects property values throughout many sections of the City  
17 and which renders the operation of commercial enterprises impracticable  
18 in many sections of said City; and

19 WHEREAS, it is essential that some reasonable control measures  
20 be adopted to prevent blight;

21 NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE  
22 CITY OF FORT WAYNE, INDIANA:

23 SECTION 1. For the purpose of this Ordinance the term "dwelling  
24 house" is defined as a place of human habitation used as a single  
25 family dwelling unit, two family dwelling unit, a duplex, a multi-  
26 family building, or an apartment, or a room or rooms within a  
27 building.

28 SECTION 2. The Owner, Vendor, or Lessor of a dwelling house  
29 shall be entitled to one(1) inspection by a representative of  
30 the Minimum Housing Division of the City of Fort Wayne, Indiana free  
31 of charge in any twelve (12) month consecutive period and reinspection  
32 if required free of charge.  
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3 SECTION 3. The report of any Minimum Housing Code inspection  
4 shall be in writing and shall be filed in the Office of the Department  
5 of Relocation and Minimum Housing of the City of Fort Wayne, Indiana,  
6 and shall be open to reading by any prospective Vendee, Lessee, Sub-  
7 lessee, or user of said dwelling house.

8 SECTION 4. If said dwelling house has been condemned by  
9 reason of failure to meet the requirements of above inspection and  
10 if the Owner, or Lessor desires to offer said dwelling house or  
11 any portion thereof for sale or lease, use or occupancy he shall  
12 give notice in writing to the intended Grantee, Vendee, Conditional  
13 Vendee, Lessee, or user thereof stating in said notice that said  
14 dwelling house has been so condemned and informing said addressee  
15 of said notice that he may examine the report of inspection in  
16 the Office of the Department of Relocation and Minimum Housing of  
17 the City of Fort Wayne, Indiana and shall obtain a written acknow-  
18 ledgment from the prospective Vendee, Lessee, Sub-lessee, or user of  
19 said dwelling house.

20 SECTION 5. If said dwelling house fails to comply with the  
21 Minimum Housing Code of said City, the Vendor or Lessor thereof  
22 may apply to and obtain from the Building Commissioner of  
23 said City a Building Permit. Said Building Permit shall allow 120 days  
24 from date of its issuance for work necessary for the compliance  
25 with the Minimum Housing Code of said City, and be renewable if in  
26 the opinion of the Building Commissioner said extension of time is  
27 necessary.

28 SECTION 6. It shall be a misdemeanor punishable as hereafter  
29 provided for any unauthorized person to remove any sign, placard  
30 or notice placed by the Minimum Housing Division on any dwelling  
31 house or at the premises thereof and violations of any of the  
32 provisions of the Ordinance shall constitute a misdemeanor and  
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any person, firm, or corporation violating any of these provisions of the Ordinance shall be fined in an amount not to exceed \$500 and costs, and/or imprisonment for a term not to exceed 30 days.

SECTION 9. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor and legal publication thereof.

Eugene Krause  
Councilman

approved as to form  
and legality  
Hunt & Logan  
Associate City Attorney

Richard B. Allen

Read the first time in full and on motion by Kraus seconded by

Moses and duly adopted, read the second time by title and referred to the Committee on Regulations (and to the City Plan Commission for recommendation) (and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock P.M., E.S.T.)

Date:

4-26-72

Charles W. Talarico  
CITY CLERK

Read the third time in full and on motion by \_\_\_\_\_

seconded by \_\_\_\_\_ and duly adopted, placed on its passage.

Passed (LOST) by the following vote:

AYES _____,	NAYS _____,	ABSTAINED _____,	ABSENT _____ to-wit:
Burns _____	_____	_____	_____
Hinga _____	_____	_____	_____
Kraus _____	_____	_____	_____
Nuckols _____	_____	_____	_____
Moses _____	_____	_____	_____
Schmidt, D. _____	_____	_____	_____
Schmidt, W. _____	_____	_____	_____
Stier _____	_____	_____	_____
Talarico _____	_____	_____	_____

Date \_\_\_\_\_

Charles W. Talarico  
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

ATTEST:

(SEAL)

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_-at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

\_\_\_\_\_  
CITY CLERK

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ m., E.S.T.

\_\_\_\_\_  
MAYOR

Bill No. G-72-09-25

REPORT OF THE COMMITTEE ON REGULATIONS  
Regulations

We, your Committee on \_\_\_\_\_ to whom was referred an Ordinance  
to ensure housing consumer protection through Minimum Housing Code  
by providing for inspection and record of inspection and placing time  
limitation on Building permits

have had said Ordinance under consideration and beg leave to report back to the Common  
Council that said Ordinance BE WITHDRAWN ~~XXXX~~

Eugene Kraus, Jr. - Chairman

John Nuckols - Vice-Chairman

Vivian G. Schmidt

Paul M. Burns

Donald J. Schmidt

CONCURRED IN

4875  
CHARLES W. WESTERMAN, CITY CLERK

Bill No. G-72-09-25

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Council that said Ordinance PASS.

John Nuckols - Chairman

Vivan G. Schmidt - Vice-Chairman

William T. Hinga

Paul M. Burns

Donald J. Schmidt

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Eugene Kraus, Jr., Chairman

James S. Stier - Vice-Chairman

William T. Hinga

Paul M. Burns

Vivian G. Schmidt

# ORDINANCE CHECK-OFF SHEET

## INFORMATION REGARDING ORDINANCE

## CONTENTS OF ORDINANCE

BILL NO.	<i>N- 72-09-25</i>
ORDINANCE NO.	
<input checked="" type="checkbox"/> REGULAR SESSION	
SPECIAL SESSION	
APPROVED AS TO FORM AND LEGALITY	
BILL WRITTEN BY	
DATE INTRODUCED	<i>9-26-72</i>
REFERRED TO SAID STANDING COMMITTEE	<i>Braun</i>
REFERRED TO CITY PLAN	<i>Regulators</i>
LEGAL PUBLIC HEARING	
LEGAL PUBLICATION	
JOINT HEARING	
DEPARTMENT HEARING	
<input checked="" type="checkbox"/> HOLD FILE	
PASS	
DO NOT PASS	
WITHDRAWN	
SUSPENSION OF RULES	
PRIOR APPROVAL	
ORDINANCE TAKEN OUT OF OFFICE	
OTHER INSTRUCTIONS REGARDING ORDINANCE	
CORRECTIONS MADE TO ORDINANCE	
PEOPLE SPEAKING FOR ORDINANCE	
PEOPLE SPEAKING AGAINST ORDINANCE	

<input checked="" type="checkbox"/>	COMMITTEE SHEET
<input checked="" type="checkbox"/>	VOTE SHEET
	PURCHASE ORDERS
	BIDS
	ORDERS, BIDS OR OTHER PAPERS TAKEN OUT AND BY WHOM
	LETTER REQUESTING ORDINANCE DRAWN UP BY CITY ATTORNEY
	COMMUNICATIONS FROM
	ZONING MAPS
	ABSTRACTS
	TITLES
	PRIOR APPROVAL LETTER

## COUNCILMAN'S VOTE

	AYES	NAYS	ABSENT
BURNS			
HINGA			
KRAUS			
MOSES			
NUCKOLS			
D. SCHMIDT			
V. SCHMIDT			
STIER			
TALARICO			

## COMMENTS:

*to speak Mr. Joe O'Neill  
11-21-72  
Good job -*